

1. SCOPE OF WORKS OF THIS TENDER OUTLINED IN PINK.
2. FULL PLANS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.

External Insulation

Supply and install an NSAI Accredited-certified External Thermal Insulation Composite System (ETICS) to all external elevations, gables, roof eaves, window sills and door thresholds. The system shall cover the entire facade type (type, height and exposure category) applicable to this site. Install strictly in compliance with the certificate holder's published details and product-specific site package; no mixing of components between manufacturers will be permitted. Works shall be carried out in accordance with the relevant standards of the ETICS Registered Installer scheme, in compliance with the Building Regulations 1997–2021 (in particular TGD G2 2021, TGD C, TGD G and TGD FI, NSAI SR 54:2014), and the current SAE Domestic Technical Standards and Specifications where the works are grant-aided. Insulation shall be applied to the external surface of the wall at 0.27 W/m² or better (calculated to I.S. EN ISO 6944 and BR 443 conventions), with interstitial condensation assessed to I.S. EN ISO 13788 and junctions detailed to the TGD J Acceptable Construction Details to minimise thermal bridging. Given the site's coastal exposure and the nature of the works, the contractor shall ensure that the structure and all door rails, beads, fixings and ancillary metalwork shall be A4/316 stainless steel.

The tender sum shall be all-inclusive for: substrate survey, preparation and making good; temporary removal and reinstatement of all fixtures, services, meter boxes, rainwater goods, satellite dishes and signage; eaves and verge extensions; stainless steel base rail set above DPC and a minimum 150 mm above finished ground level; beads, movement joints and proprietary fixing sleeves; insulated boarding and thermal break strips; external insulation; external pattern and density to a life-specific wind-load calculation (I.S. EN 1991-1-4 and Irish National Accreditation); sleeving and extension of all wall vents, flue and appliance terminals through the insulation depth; and a post-works ventilation assessment and upgrade to S.R. 54:2014.

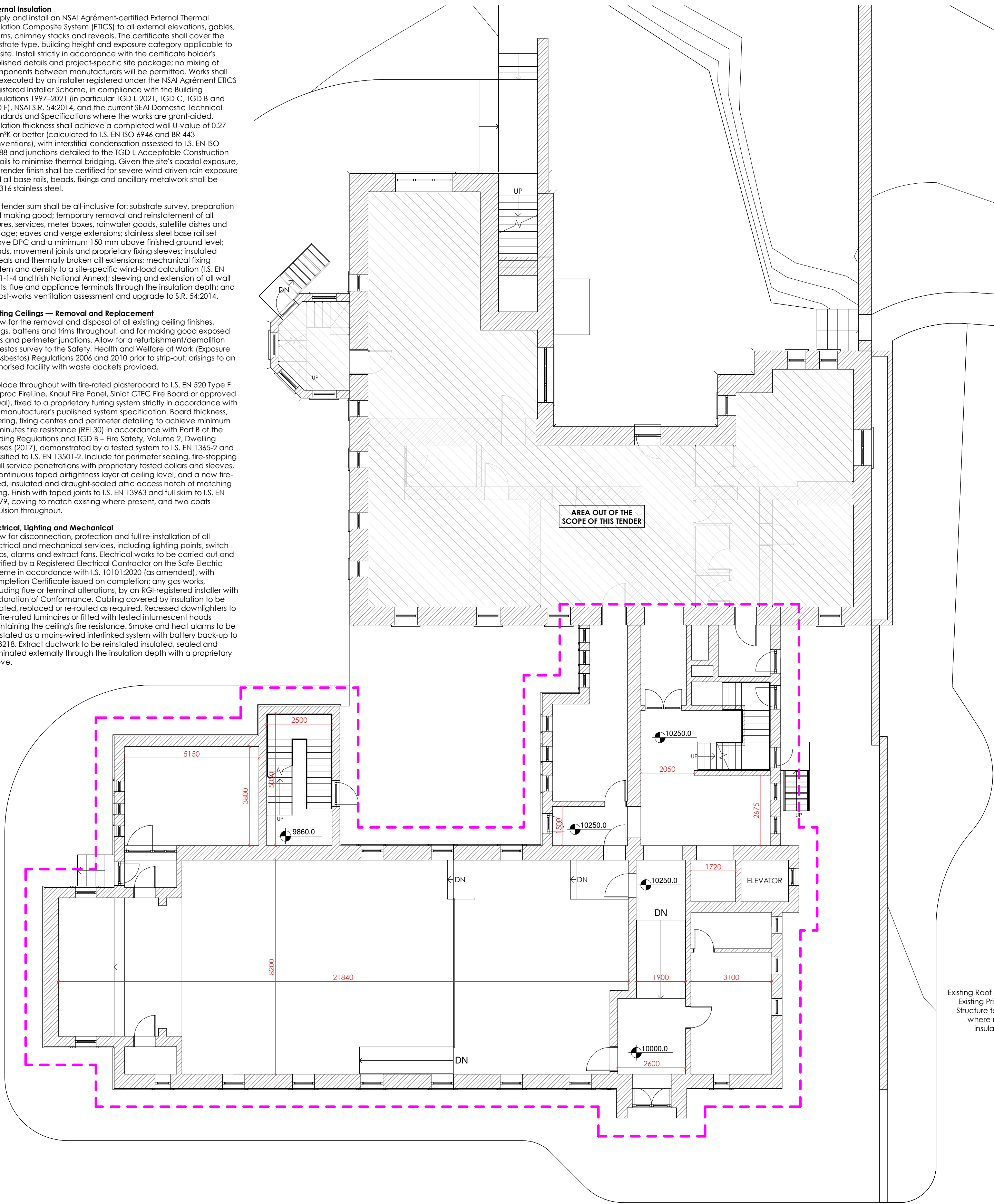
Existing Ceilings — Removal and Replacement

Allow for the removal and disposal of all existing ceiling finishes, linings, battens and trims throughout, and for making good exposed joists and perimeter junctions. Allow for a refurbishment/demolition asbestos survey to the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 and 2010 prior to strip-out; arisings to an authorised facility with waste dockets provided.

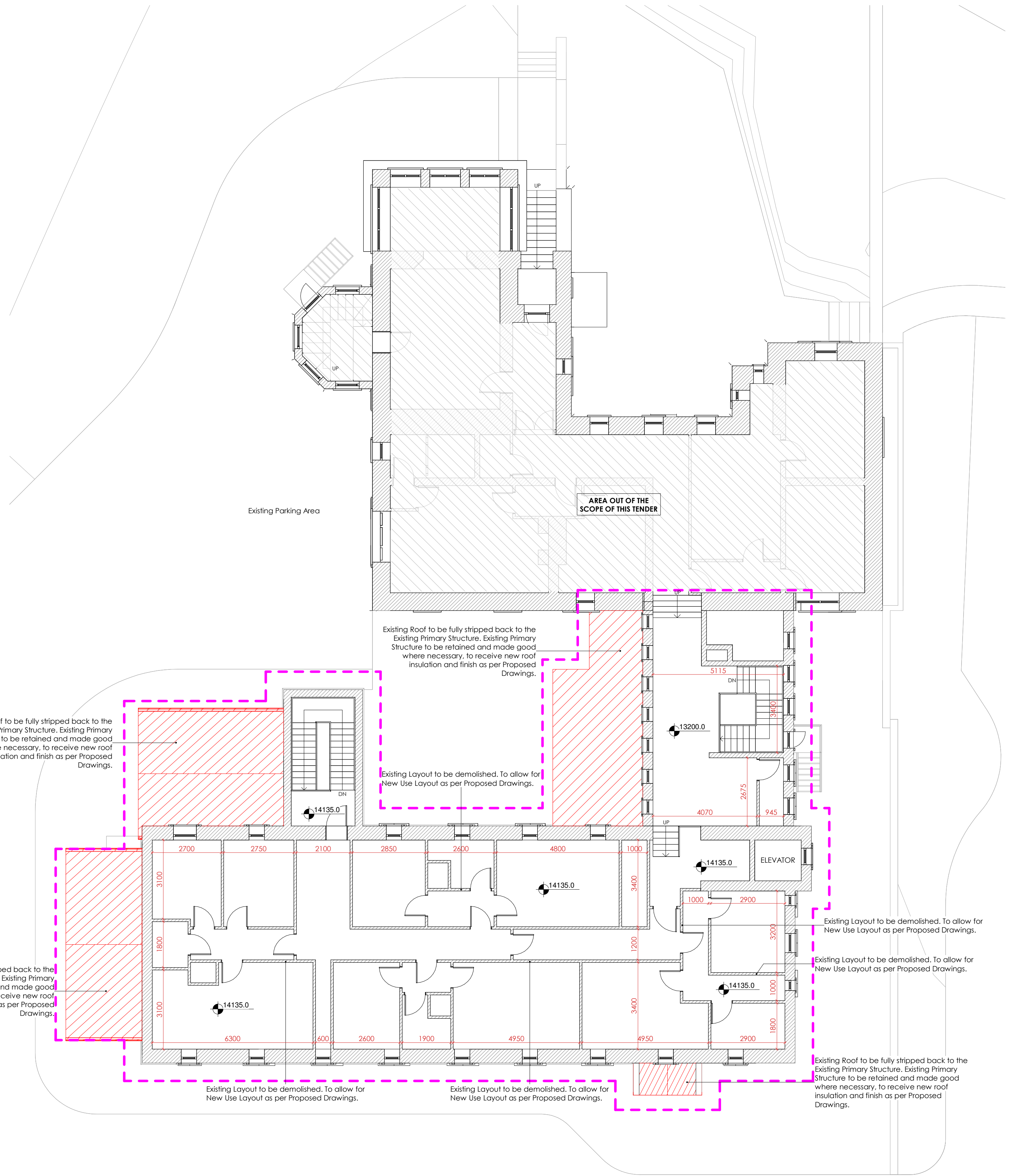
Replace throughout with fire-rated plasterboard to I.S. EN 520 Type F (Gyproc Fireline, Knaf Ceil Panel, Sinat GTEC Fire Board or approved equal), fixed to a proprietary furring system strictly in accordance with the manufacturer's published system specification. Board thickness, layering, fixing centres and perimeter detailing to achieve minimum 30 minutes fire resistance (R1 30) in accordance with Part B of the Building Regulations and TGD B – Fire Safety, Volume 2, Dwelling (which is controlled by a tested system to I.S. EN 1365-2 and classified to I.S. EN 13501-2, including for perimeter sealing, fire-stopping of all service penetrations with proprietary tested collars and sleeves, a continuous toped uprightness layer at ceiling level, and a new fire-rated, insulated and draught-sealed attic access hatch of matching rating. Finish with taped joints to I.S. EN 13963 and full skim to I.S. EN 13279, evolving to match existing where present, and two coats emulsion throughout.

Electrical, Lighting and Mechanical

Allow for disconnection, protection and full re-installation of all electrical and mechanical services, including lighting points, switch doors, alarms and extract fans. Electrical works to be carried out and certified by a Registered Electrical Contractor on the Safe Electric scheme in accordance with I.S. 10101:2020 (as amended), with Completion Certificate issued on completion; any gas works, including flue or terminal alterations, by an RGI-registered installer with Declaration of Compliance. Cabling covering insulation to be removed, replaced or re-fished as required. Reconnect downlights to be fire-rated luminaires or fitted with tested incandescent hoods maintaining the ceiling's fire resistance. Smoke and heat alarms to be reinstated as a mains-wired interlinked system with battery backup on I.S. 3218. Extract ductwork to be reinstated insulated, sealed and terminated externally through the insulation depth with a proprietary sleeve.



Existing Ground Floor Plan
Scale: 1 : 100

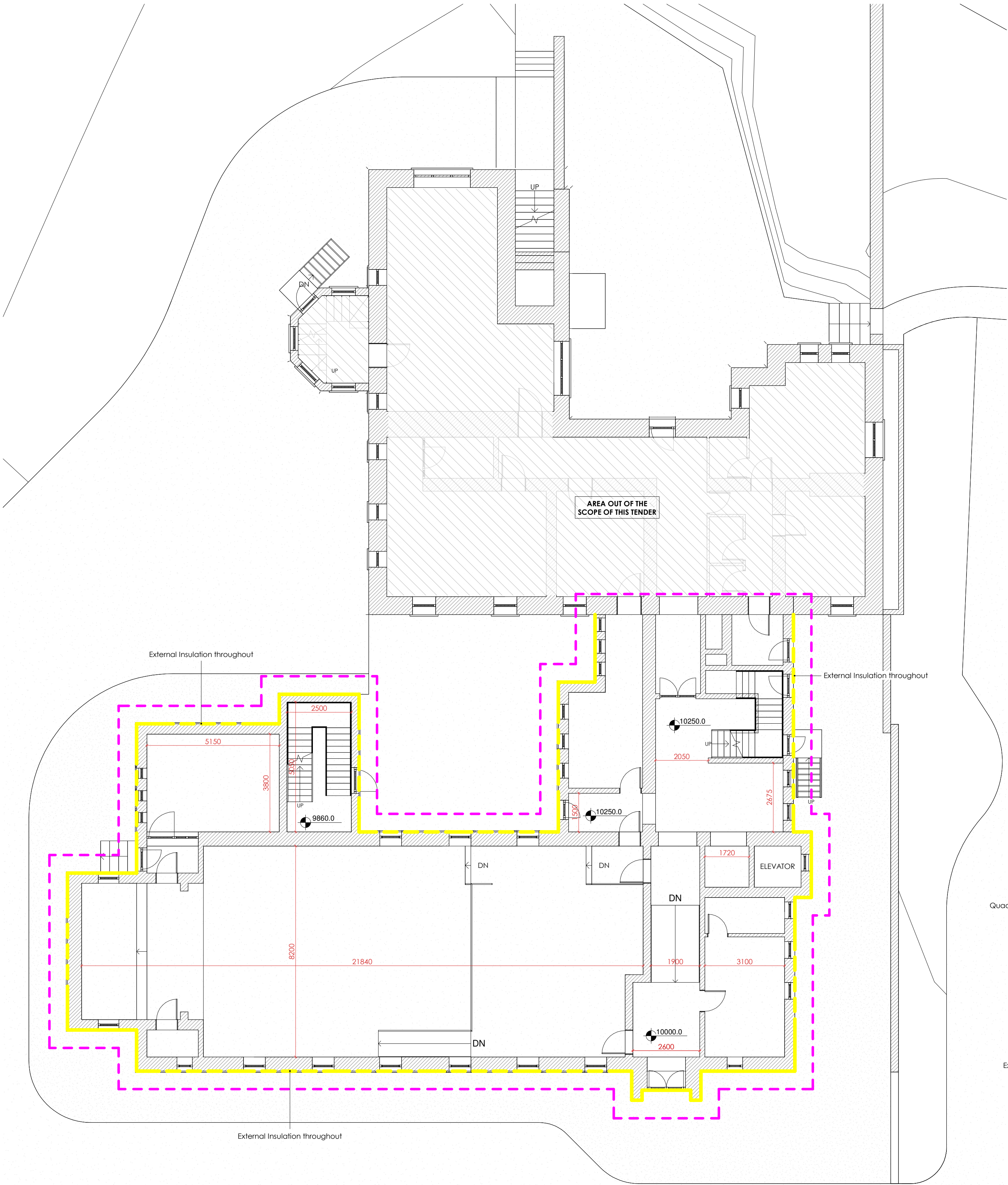


Existing First Floor - Demolition Plan
Scale: 1 : 100

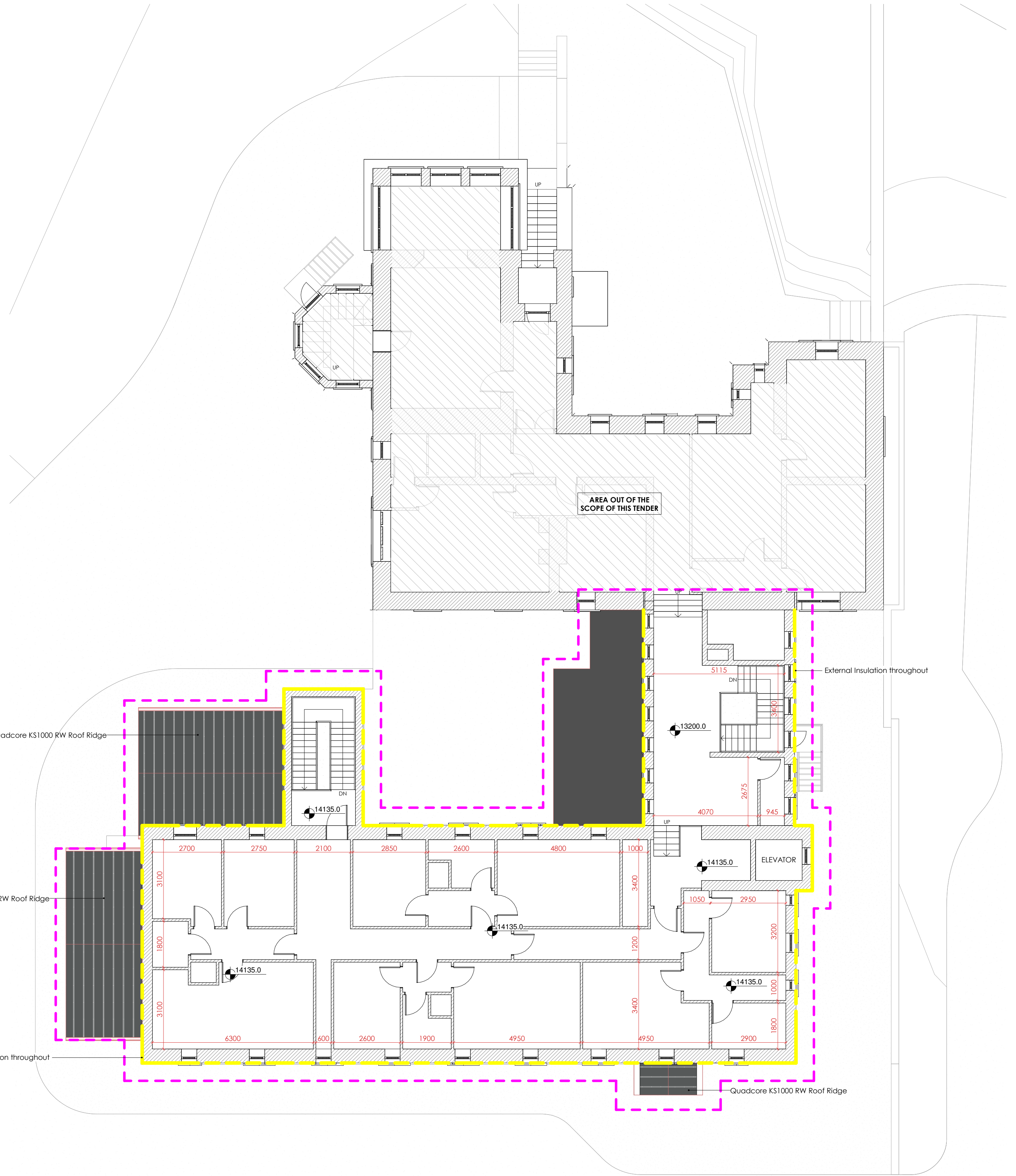
DEMOLITION
EXISTING

[illegible]

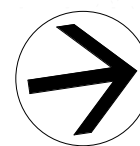
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Proposed Ground Floor Plan
Scale: 1 : 100



Proposed First Floor Plan
Scale: 1 : 100



--- Scope of this Tender Pack highlighted in PINK
--- External Insulation to all External Walls

Revision	Date	Drawn	Notes
000	26.08.07	AMO	Pre-tender Drawings

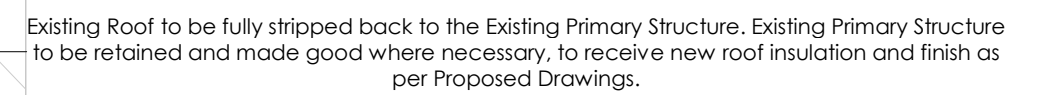
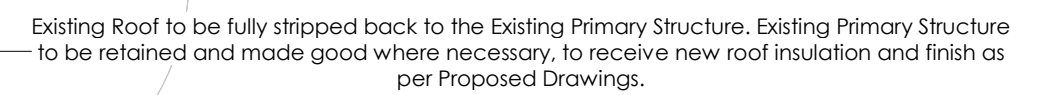
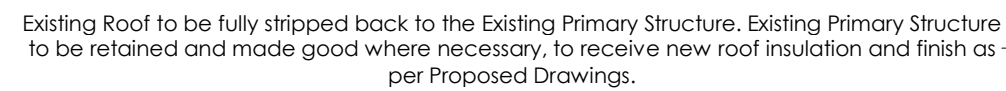
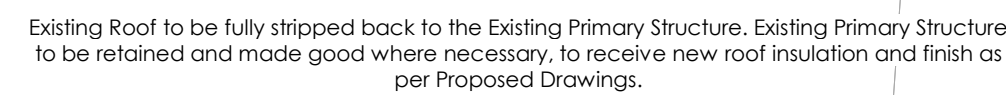
Drawing No.: TD011	Drawn: AMO	Checked: DMA	Project: 26-002	Client Name: St. Joseph's Convent
Drawing Name: Proposed Ground Floor & First Floor Plans				
Scale: 1 : 100 at A1				
Revision: R00	Revision Date: 26.08.07			

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TENDER

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REFER TO THE [ROOF PROPOSED WORKS – GENERIC DIAGRAM] ON THE PROPOSED ROOF PLAN (PAGE NO. TD112) FOR CLARIFICATION OF THE PROPOSED WORKS.



Existing Roof - Demolition Plan

Scale: 1 : 100

GENERAL NOTES:

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.

ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS METRES UNLESS NOTED OTHERWISE. USE FIGURED DIMENSIONS ONLY.

ALL DIMENSIONS ARE TO FACE OF BLOCK OR BRICK OR STUD
TYPICALLY UNLESS NOTED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING SUBSEQUENT AMENDMENTS & INCLUDING FOR ALL OTHER I.S., B.S., & SR STANDARDS AS SET OUT THEREIN.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK, OR PRODUCING ANY SHOP DRAWINGS.

ALL WORKS TO COMPLY WITH HEALTH & SAFETY ACT

ALL STRUCTURE TO ENGINEER'S DETAILS AND SPECIFICATIONS. LEVELS AND EXISTING STRUCTURE TO BE CONFIRMED ON SITE.

ANY DISCREPANCIES BETWEEN INFORMATION ON THE DRAWINGS,
ARCHITECT MUST BE CONTACTED PRIOR TO EXECUTION &
COMPLETION OF THE WORKS.

ALL FINISHES TO BE CONFIRMED BY CLIENTS PRIOR TO ORDER.
INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

POSITION OF EXISTING AND NEW ACCESS JUNCTION/
PERCOLATION/ DRAINAGE / ETC TO BE CONFIRMED BY SPECIALIST
PRIOR TO INSTALLATION, CONNECTION OF PROPOSED
EQUIPMENT AND EXECUTION OF WORKS.

INSTALLATION OF THE ROOF TO MANUFACTURER'S DETAILS,
SPECIFICATIONS AND GUIDELINES.

[illegible]

Drawing No.: TD012

Drawn: **AM**

Checked: **DMA**

Project: 26-002

Client Name: **St. Joseph's Convent**

Drawing Name: **Existing Roof Plan**

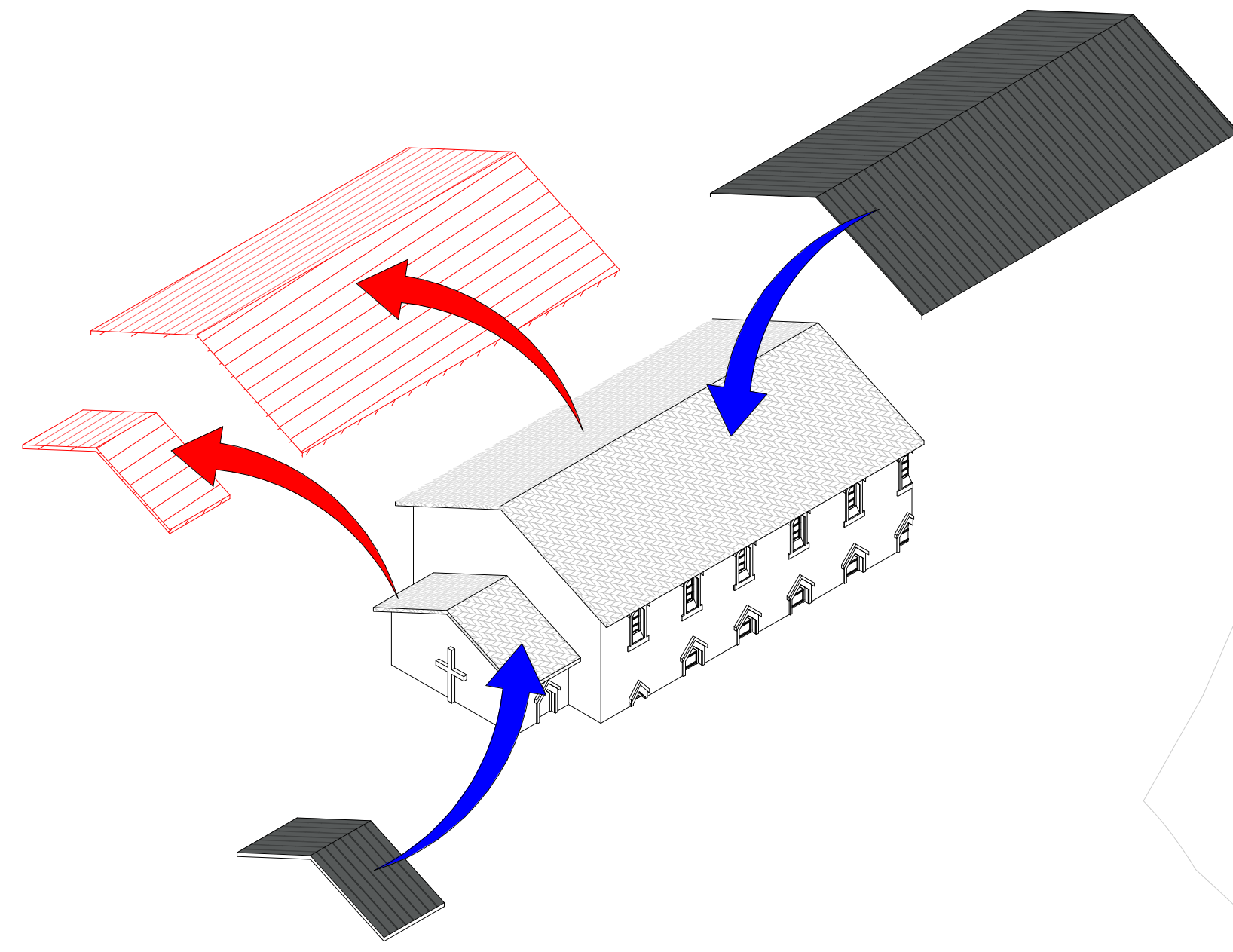
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Revision Date: 26.08.07

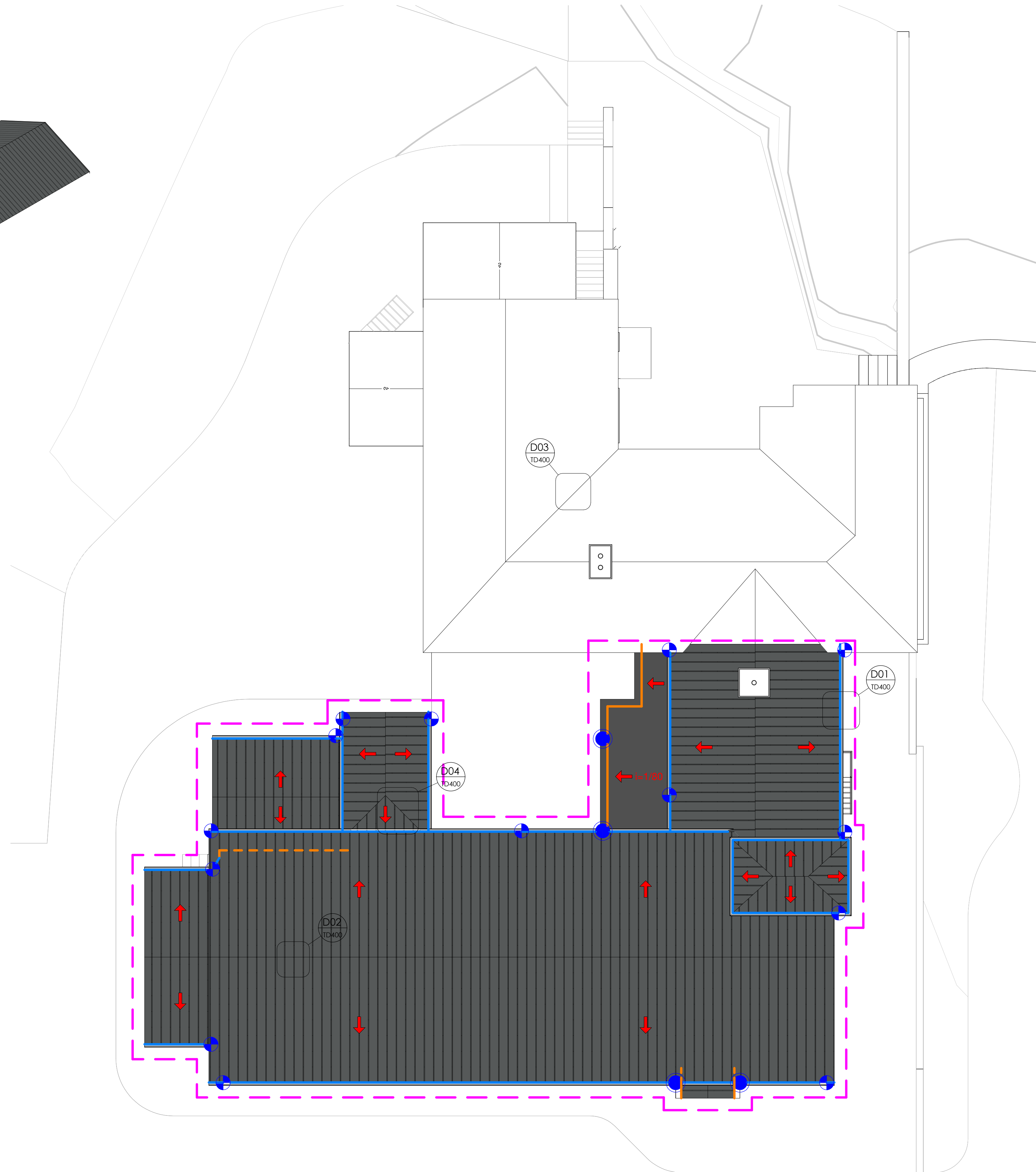
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Roof Proposed Works Generic Diagram



- Scope of this Tender Pack highlighted in **PINK**

→

i=XX%

Finished Fall Ratio (Inclination)
 *1/80 minimum fall ratio (flat roof) TBC by Engineer

Rain Water Pipe

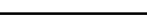
Scupper Drain

External Gutter

Sump Boxed Gutter

Existing gutter and rain water pipe's location and condition to be checked on site. Existing gutters/RWP to be replaced as required and new to be formed / installed and connected to existing system as necessary.

Proposed Roof Plan
Scale: 1 : 100

 DMA ARCHITECTS Collis Sandes House, Tralee Co. Kerry Ireland  info@dma-architects.ie Phone: 087 649 7313 https://www.dma-architects.ie/	GENERAL NOTES: THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS METRES UNLESS NOTED OTHERWISE. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO FACE OF BLOCK OR BRICK OR STUD TYPICALLY UNLESS NOTED OTHERWISE.	ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING SUBSEQUENT AMENDMENTS & INCLUDING FOR ALL OTHER I.S. B.S., & SR STANDARDS AS SET OUT THEREIN. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT, COMMENCING WORK, OR PRODUCING ANY SHOP DRAWINGS. ALL WORKS TO COMPLY WITH HEALTH & SAFETY ACT	ALL STRUCTURE TO ENGINEER'S DETAILS AND SPECIFICATIONS, LEVELS AND EXISTING STRUCTURE TO BE CONFIRMED ON SITE. ANY DISCREPANCIES BETWEEN INFORMATION ON THE DRAWINGS, ARCHITECT MUST BE CONTACTED PRIOR TO EXECUTION & COMPLETION OF THE WORKS. ALL FINISHES TO BE CONFIRMED BY CLIENTS PRIOR TO ORDER. INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.	POSITION OF EXISTING AND NEW ACCESS JUNCTION/ PERCOLATION/ DRAINAGE / ETC TO BE CONFIRMED BY SPECIALIST PRIOR TO INSTALLATION, CONNECTION OF PROPOSED EQUIPMENT AND EXECUTION OF WORKS. INSTALLATION OF THE ROOF TO MANUFACTURER'S DETAILS, SPECIFICATIONS AND GUIDELINES.	<table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> <th>By</th> <th>For Further Drawings</th> </tr> </thead> <tbody> <tr> <td>Revision</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev	Description	Date	By	For Further Drawings	Revision					<table border="1"> <tr> <td>Drawing No.: TD112</td> <td>Drawn: AMO</td> <td>Checked: DMA</td> <td>Project: 26-002</td> <td>Client Name: St. Joseph's Convent</td> </tr> <tr> <td colspan="5">Drawing Name: Proposed Roof Plan</td> </tr> <tr> <td colspan="5">Scale: 1 : 100 at A1</td> </tr> <tr> <td>Revision: R00</td> <td colspan="4">Revision Date: 26.08.07</td> </tr> </table> Copyright of this drawing is vested in the Architect and it must not be copied or reproduced without prior written consent. Any person who may be liable for loss or damage caused by the use of this drawing must verify the design and be responsible for taking and checking all dimensions relative to their work. David Moriarty & Associate Architects are not advised of any variation between conditions & building regulations.	Drawing No.: TD112	Drawn: AMO	Checked: DMA	Project: 26-002	Client Name: St. Joseph's Convent	Drawing Name: Proposed Roof Plan					Scale: 1 : 100 at A1					Revision: R00	Revision Date: 26.08.07				TENDER
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